
S-4325
COX HOMESTEAD SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Carl and Kathryn Cox, represented by attorney Kyle Mandeville and surveyor Ron Wharry, are seeking primary approval for a one lot subdivision on 1.70 acres, located on the east side of CR 800 E, approximately 1/2 mile south of Wyandotte Road, in Richardville Reserve, Sheffield 22-3.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding property. To the east there is Flood Plain zoning associated with the South Fork of the Wildcat Creek. The parent tract is 157 acres in area and has never been parcelized or subdivided. After the approval of this subdivision, three division rights will remain.

AREA LAND USE PATTERNS:

The site in question has a single-family dwelling and two barns. It is surrounded by a horseshoe-shaped driveway that serves these buildings. Land in the area is farmed, heavily wooded, or large-lot residential.

TRAFFIC AND TRANSPORTATION:

CR 800 E is classified as a rural secondary arterial by the adopted county *Thoroughfare Plan*. The required 40' half-width right-of-way has been shown. County Highway is not requiring a "no vehicular access" statement along the frontage. A mortgage affidavit was filed with the sketch plan, so that requirement has been met.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "The proposed one-lot subdivision contains a single-family dwelling which is served by an existing on-site sewage disposal system and individual water well."

The County Surveyor requires drainage approval of all minor subdivisions.

CONFORMANCE WITH UZO REQUIREMENTS:

The front setback should be 40' not 25' since the lot is located on a secondary arterial. All other setbacks shown are correct. Lot width and area are sufficient. No buffering is required.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted and the front setback shall be correctly shown at 40'.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.